166.0	0003	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,098,200 / 1,098,200
					USE VALUE:	1,098,200 / 1,098,200
					ASSESSED:	1,098,200 / 1,098,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBERRY CHARLES W II ETAL/ T
Owner 2:	REVOCABLE TRUST OF NANCY R GAU
Owner 3:	BLAINE C GAUSTAD REVOCABLE TR
Street 1:	3 CLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GAUSTAD BLAINE/NANCY R -
Owner 2:	-
Street 1:	3 CLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,040 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Clapboard Exterior and 3048 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8040.000	629,900	5,500	462,800	1,098,200
Total Card	0.185	629,900	5,500	462,800	1,098,200
Total Parcel	0.185	629,900	5,500	462,800	1,098,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.36 | /Parcel: 360.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 110025

GIS Ref

GIS Ref

Insp Date 07/19/18

!12869!

PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	629,700	5500	8,040.	462,800	1,098,000	1,098,000	Year End Roll	12/18/2019
2019	101	FV	460,900	5500	8,040.	462,800	929,200	929,200	Year End Roll	1/3/2019
2018	101	FV	476,500	5500	8,040.	409,900	891,900	891,900	Year End Roll	12/20/2017
2017	101	FV	476,500	5500	8,040.	343,800	825,800	825,800	Year End Roll	1/3/2017
2016	101	FV	476,500	5500	8,040.	343,800	825,800	825,800	Year End	1/4/2016
2015	101	FV	449,300	5500	8,040.	297,500	752,300	752,300	Year End Roll	12/11/2014
2014	101	FV	449,300	5500	8,040.	287,600	742,400	742,400	Year End Roll	12/16/2013
2013	101	FV	449,300	5500	8,040.	273,700	728,500	728,500		12/13/2012

PRINT

Date	Time
12/11/20	02:53:59

LAST REV

Date	Time
11/06/20	10:08:01
mmcmakin	
12869	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAUSTAD BLAINE/	75799-8	1	10/5/2020	Convenience	10	No	No		
SCHMALFELDT JAN	48507-575		11/16/2006		838,400	No	No		
WATSON PHYLLIS	26520-196		7/24/1996		320,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2015	309	Re-Roof	58,650		4/10/2015			Strip and re-roof
8/28/2014	1068	Re-Roof	25,800		8/28/2014			Strip and re-roof.
9/13/2010	2003	Redo Bat	15,485					RENO 2ND FLOOR BTH
11/20/2009	1187	New Wind	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	CC	Chris C
5/27/2015	External Ins	PC	PHIL C
12/23/2008	Meas/Inspect	372	PATRIOT
3/5/2007	MLS	MM	Mary M
6/29/2006	Inspected	BR	B Rossignol
1/20/2000	Inspected	263	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8040		Sq. Ft.	Site		0	70.	0.82	8									462,841						462,800	

Total AC/HA: 0.18457 | Total SF/SM: 8040 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,841 | Spl Credit | Total: 462,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99454468
Const Adj.:	1.01959801
Adj $ / SQ:	126.754
Other Features:	90750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706143
Depreciation:	76263
Depreciated Total:	629880

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 5 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

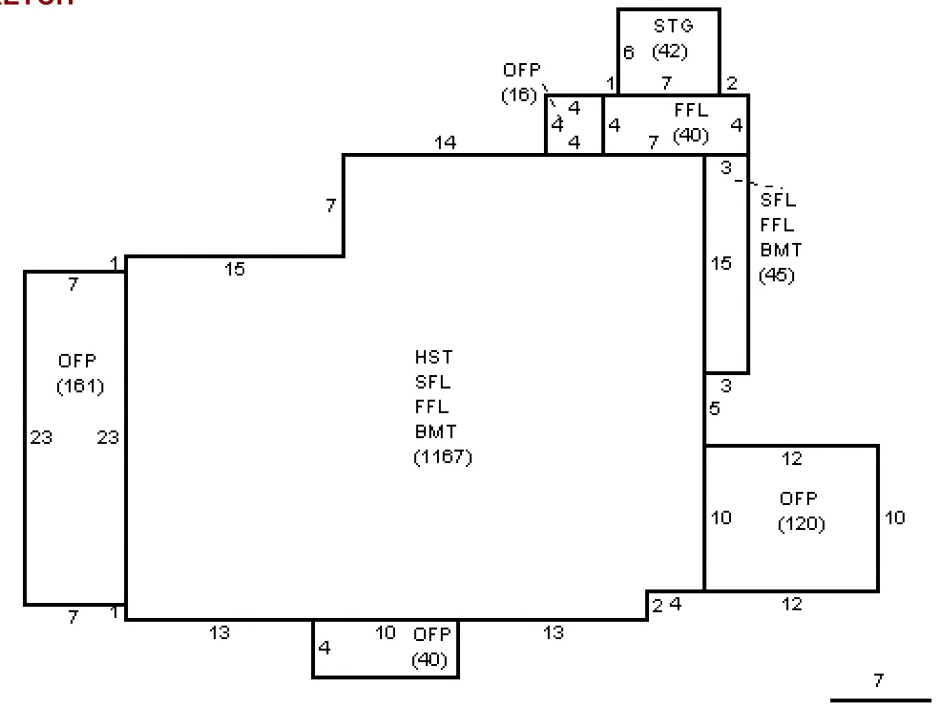
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	168.58
Special Features:	0	Val/Su Net:	135.78
Final Total:	629900	Val/Su SzAd	206.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,252	126.750	158,697
BMT	Basement	1,212	38.030	46,088
SFL	Second Floor	1,212	126.750	153,626
HST	Half Story	584	126.750	73,961
OFP	Open Porch	337	21.820	7,352
STG	Storage	42	10.970	461
	Net Sketched Area:	4,639	Total:	440,185
Size Ad	3047.5	Gross Are	5222	FinArea 3048

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 166.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1920	20.68	T	40	101			5,500			5,500

More: N | Total Yard Items: 5,500 | Total Special Featues: | Total: 5,500